



Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning  
111 West Chesapeake Avenue  
Towson, MD 21204  
August 8, 1991

887-3353

Mr. & Mrs. Bernard Stisler  
100 Sunnyking Drive  
Reisterstown, MD 21136

RE: Item No. 22, Case No. 92-13-A  
Petitioner: Bernard Stisler, et ux  
Petition for Residential Variance

Dear Mr. & Mrs. Stisler:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,

JAMES E. DYER  
Chairman  
Zoning Plans Advisory Committee

JED:jw

Enclosures

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning  
111 West Chesapeake Avenue  
Towson, MD 21204  
887-3353

Your petition has been received and accepted for filing this  
17th day of July, 1991.

ARNOLD JABLON  
DIRECTOR

Received By:

JAMES E. DYER  
Chairman  
Zoning Plans Advisory Committee

Petitioner: Bernard Stisler, et ux

Petitioner's Attorney:

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

July 25, 1991

TO: Zoning Commissioner  
Office of Planning and Zoning  
FROM: DIVISION OF GROUND WATER MANAGEMENT  
SUBJECT: Zoning Item #22, Zoning Advisory Committee Meeting of  
July 30, 1991, Bernard Stifler, et ux, SWC Sunnyking Drive  
at Sunnydale Way (#100 Sunnyking Drive), D-4, Private Water  
and Sewer

COMMENTS ARE AS FOLLOWS:

Any permanent structure must be a minimum of 20 feet from the septic  
system or septic reserve area.

SSP:rmp  
22ZNG/GNRMK

RECEIVED  
JUL 26 1991  
ZONING DIVISION

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: August 1, 1991  
Zoning Administration and Development Management  
FROM: Robert W. Bowling, P.E.  
RE: Zoning Advisory Committee Meeting  
for July 30, 1991

The Developers Engineering Division has reviewed  
the subject zoning items and we have no comments for  
Items 505, 3, 7, 9, 10, 17, 18, 19, 21, 22, 23, 24,  
27, 30 and 31.

For Item 20, the extension of public water, sewer and  
paving may be required, prior to issuance of a building  
permit for this lot.

For Item 28, the previous County Review Group comments  
are still applicable.

ROBERT W. BOWLING, P.E., Chief  
Developers Engineering Division

RWB:g

CASE NUMBER

PETITIONER'S EXHIBIT # 3

7/14/91

Baltimore County  
110 West Chesapeake Ave  
Towson, Maryland 21204

RE: 100 Sunnyking Drive  
Reisterstown, Maryland 21136

To Whom It May Concern:

I have no objection to the construction of the above ground  
pool in the rear yard of the above address as shown on the  
attached site plan.

Jan Manelli  
102 Sunnyking Dr.  
Reisterstown, Md  
326-5162

CASE NUMBER

PETITIONER'S EXHIBIT # 4

Baltimore County  
110 West Chesapeake Ave  
Towson, Maryland 21204

RE: 100 Sunnyking Drive  
Reisterstown, Maryland 21136

To Whom It May Concern:

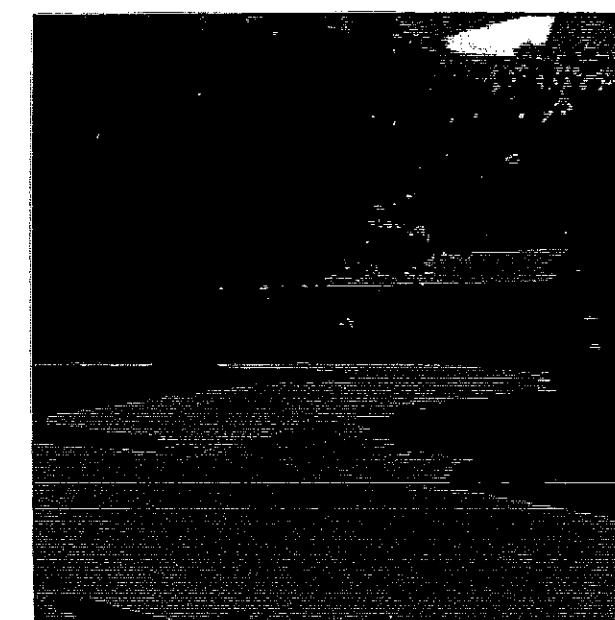
I have no objection to the construction of the above ground  
pool in the rear yard of the above address as shown on the  
attached site plan.

Jan Manelli  
12 Sunny Dale Way  
Reisterstown, Md. 21136

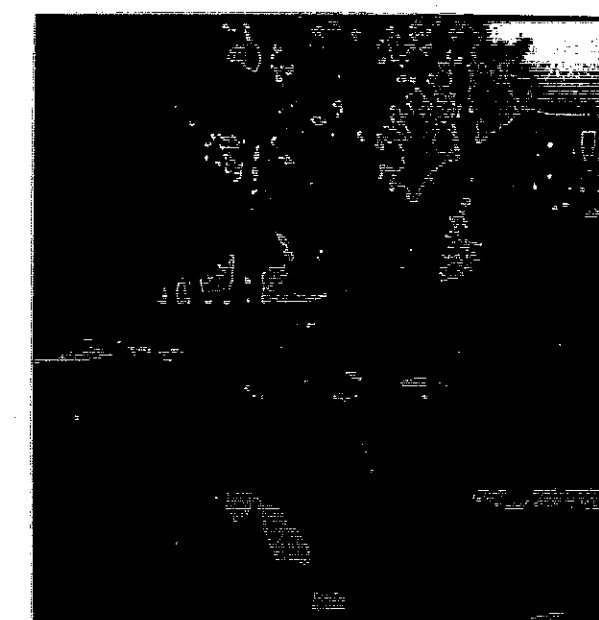
Deborah L. Caplan  
12 Sunnydale Way  
Reisterstown, MD 21136

CASE NUMBER

PETITIONER'S EXHIBIT # 2



100 Sunnyking Drive



side view



side view



rear view

92-13-A 8/1/91

869-92

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE  
AUGUST 15, 1991

TO: ZONING COMMISSIONER, DEPARTMENT ZONING  
FROM: RICHARD F. SEIM, PLANS REVIEW CHIEF,  
DEPARTMENT OF PERMITS & LICENSES  
SUBJECT: ZONING ITEM #: 22  
PROPERTY OWNER: Bernard Stifler, et ux  
LOCATION: SWC Sunnyking Drive at Sunnydale Way (#100  
Sunnyking Drive)  
ELECTION DISTRICT: 4th  
COUNCILMANIC DISTRICT: 3rd

A REVIEW OF THE SITE PLAN FOR THE ABOVE ZONING ITEM INDICATES THE  
FOLLOWING:

- ( ) PROPOSED SITE PLAN DOES, DOES NOT, COMPLY TO STATE CODE OF  
MARYLAND REGULATION 05.02.02, MARYLAND BUILDING CODE FOR THE  
HANDICAPPED.
- ( ) PARKING LOCATION ( ) RAMPS (degree slope)
- ( ) NUMBER PARKING SPACES ( ) CURB CUTS
- ( ) BUILDING ACCESS ( ) SIGNAGE
- ( ) PLAN DOES, DOES NOT COMPLY TO SET BACKS FOR EXTERIOR FIRE  
SEPARATION DISTANCE OF ARTICLE 5 AND ARTICLE 9 OF THE CURRENT  
BALTIMORE COUNTY BUILDING CODE.
- (X) A BUILDING PERMIT IS REQUIRED BEFORE ANY CONSTRUCTION CAN BEGIN.  
SECTION 111.1 OF ARTICLE 1. CONSTRUCTION DRAWINGS MAY BE  
REQUIRED.
- ( ) A CHANGE OF OCCUPANCY PERMIT IS REQUIRED TO CHANGE THE EXISTING  
USE OF THE STRUCTURE TO THE PROPOSED USE. SEE ARTICLE THREE AND  
ARTICLE ONE, SECTION 103.2 ALTERATIONS MAY BE NECESSARY BY CODE  
TO COMPLY TO NEW USE REQUIREMENTS.
- ( ) STRUCTURE IS SUBJECT TO FLOOD PLAIN LIMITATIONS, SECTION 517.0  
COUNCIL BILL #192-90 ( BALTIMORE COUNTY BUILDING CODE).
- ( ) OTHER -

PERMITS MAY BE APPLIED FOR @ ROOM 100, 111 WEST CHESAPEAKE AVENUE,  
TOWSON, MARYLAND 21204 - PHONE - 887-3900.

THIS REVIEW COVERS ONLY MAJOR ITEMS ASSOCIATED WITH THE SITE PLAN. A  
FULL REVIEW MAY BE CONDUCTED WHEN THE PERMIT APPLICATION AND PLANS ARE  
SUBMITTED.

APPLICABLE CODE: 1990 NATIONAL BUILDING CODES AS ADOPTED BY COUNTY  
COUNCIL BILL #192-90 EFFECTIVE 1/15/91



BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration and  
Development Management

DATE: August 16, 1991

FROM: Pat Keller, Deputy Director  
Office of Planning and Zoning

SUBJECT: Walker Property, Item No. 505  
Parsons Property, Item No. 9  
Donovan Property, Item No. 10  
Welf Property, Item No. 11  
Pearson Property, Item No. 19  
Stifler Property, Item No. 22  
Felts Property, Item No. 24  
Melchor Property, Item No. 25  
Faulkner Property, Item No. 27  
Mallison Property, Item No. 32  
Horne Property, Item No. 33  
Elsnic Property, Item No. 38  
Muscage Property, Item No. 39  
Copeland Property, Item No. 42  
Eckert Property, Item No. 44  
Hartel Property, Item No. 50  
Gimbel/Gaffney Property, Item No. 51

In reference to the Petitioners' requests, staff offers no comments.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/pat

NUMEROUS.ITM/ZAC1

BUREAU OF TRAFFIC ENGINEERING  
DEPARTMENT OF PUBLIC WORKS  
BALTIMORE COUNTY, MARYLAND

Date: August 30, 1991

TO: Mr. Arnold Jablon, Director  
Office of Zoning Administration  
and Development Management

FROM: Rahee J. Famili

SUBJECT: Z. A. C. Comments

Z. A. C. MEETING DATE: July 30, 1991

This office has no comments for item numbers 505,  
3, 9, 10, 17, 18, 19, 20, 21, 22, 23, 24, 26, 27, 30 and 31.

*Rahee J. Famili*  
Rahee J. Famili  
Traffic Engineer II

RJF:bza

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



111 West Chesapeake Avenue  
Towson, MD 21204

887-3353

August 22, 1991

Mr. and Mrs. Bernard Stifler  
100 Sunnyking Drive  
Reisterstown, Maryland 21136

RE: Petition for Residential Zoning Variance  
Case No. 92-13-A

Dear Mr. and Mrs. Stifler:

Enclosed please find the decision rendered in the above captioned case. The Petition for Residential Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,  
*J. Robert Haines*  
J. Robert Haines  
Zoning Commissioner

JRH:mmh  
encl.  
cc: Peoples Counsel

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning



111 West Chesapeake Avenue  
Towson, MD 21204

887-3353

July 23, 1991

Bernard and Gail Stifler  
100 Sunnyking Drive  
Reisterstown, Maryland 21136

Re: CASE NUMBER: 92-13-A  
LOCATION: SAC Sunnyking Drive at Sunnydale Way  
100 Sunnyking Drive

Dear Petitioner(s):

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Any contact with this office should reference the case number. This letter also serves as a refresher regarding the administrative process.

1) Your property will be posted on or before August 4, 1991. The closing date is August 19, 1991. The closing date is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. At that time, an Order will issue. This Order may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reported and notice of the hearing will appear in two local newspapers. Charges related to the reporting and advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$50.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW AND THE DECISION MAKING PROCESS. WHEN THE ORDER IS READY IT WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION PRIOR TO BEING MAILED TO YOU.

Very truly yours,

*G. G. Stephens*  
G. G. Stephens  
(301) 887-3391

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 100  
Posted for: 100 Sunnyking Drive Date of Posting: August 3, 1991  
Petitioner: Bernard and Gail Stifler  
Location of property: 100 Sunnyking Drive at Sunnydale Way  
Location of Sign: 100 Sunnyking Drive at Sunnydale Way  
Remarks: None  
Posted by: J. Robert Haines  
Number of Signs: 1 Date of return: August 19, 1991